



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
MAY 27, 2021
8:30 A.M.**

Staff Present:

Mary Alman, Administrative Assistant
Christine Chaney, Administrative Assistant
Monique Drake, Administrative Assistant
Burt Ford, Zoning Chief
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Porshia Williams, Code Compliance Manager
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
Tiffany Holder, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Michael Jordan, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Will Snyder, Code Compliance Officer
Laura Tooley, Landscape Plans Examiner
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE20090564: Judy Dolan	CE20020147: Leonardo Farcas
CE19070102: Carlton Dixon	CE20110001: Maryam Middlebrook
CE21010742: Mukhtar Raza	CE-19110709: Ronnie Gilboa
CE21030054: Jennifer Sinadinos; Matthew Carcano	CE20030722: Jack Seiler
CE21020798: Ralph Andujar	SE21020013: Derek Smith
CE19100230; CE19100159; CE19100180: Williams Strop	CE21040213: Mirtha Camacho
CE21020569: Andrei Sagdeev	CE20060004; FC-20010007: Edan Weiner; Maria Alberti
CE21020180: Sam Koster	CE21030226: Aldean Watson
CE19100069: Ryan Abrams	CE-19120247: Robert Mills
CE19081100: Russ Lobello	CE21020248: Brad McGowan
CE20110210: George Gounaris	CE19060961: Alex Rich
CE21030554; CE21030552; CE20121060: Andrew Schein	CE08110860; CE06090571: Maurice Walker
CE20110526: Andras Valics	CE19010573; CE19010801: Frances Antonelli
CE20050605: Elorene Miller; Imani McIntosh	CE11011745: Leo Edelsberg; Mark Edelsberg
CE19051840: Vince Crognale	CE17111443: Heisel Alvarez
CE20110723: Milton Reyes	CE18010319: Patrick Reese
CE20090706: Orlando Desir	CE19081835; CE19012128: Nicholas Alonso
SE20080073: Jerome Symonette	CE11010133: Edgard Cuenca
CE21040212: Alex Dumas; Maryan Okrongly	CE14120543: Ricky Pierce; Eddie Pierce
CE19082299: Sharon McGuire	CE20100676: Eric Benari; Judy Nagiar McCarty
CE19061666: Larry Schleege	CE18021986: Bill Brice
	CE20070264: Monique Grenon

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CE17040090: Herbert Dell
CE20090715: Benjamin Sidi
CE19091271: Joseph Mayadeene

CE19030592: Thomas Oliveri; James Werter
CE20050618: Jacqueline Accetta

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 8:50 A.M.

Case: CE19091271

1521 NW 15 PL
MAYADEENE, JOSEPH

Personal service was made on 4/28/21. Service was also via posting at City Hall on 5/13/21.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-34.1.A.1. **COMPLIED**

THERE IS OUTDOOR STORAGE CONSISTING OF, BUT NOT LIMITED TO; WOOD, SCRAP METAL, AND OTHER ITEMS ON THIS PROPERTY. THIS IS NOT ALLOWED IN AN RS-8 ZONED PROPERTY PER ULDR.

9-304(b) **COMPLIED**

THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days and with 18-4(c) within 63 days or a fine of \$25 per day, per violation.

Joseph Mayadeene agreed to comply.

Judge Purdy found in favor of the City and ordered compliance with 9-305(b) within 35 days and with 18-4(c) within 63 days or a fine of \$25 per day, per violation.

Case: CE-19110709

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1941 NW 12 AVE
E & R HOLDING GROUP LLC

This case was first heard on 9/23/20 to comply by 10/10/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,900 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Ronnie Gilboa said he had acted to comply as soon as he received the second notice. Officer Jolly said the tenant had not communicated the issue to the owner.

Judge Purdy heard other cases while staff calculated administrative costs for this case.

Upon returning to the case, officer Jolly said administrative costs totaled \$718.

Judge Purdy imposed administrative costs of \$718.

Case: CE19061666

1225 NW 11 PL
REED, JOHNNY

This was a request to vacate the order dated 10/4/20 and re-hear the case.

Judge Purdy vacated the order dated 10/14/20.

This case was first heard on 11/7/19 to comply by 1/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,950 and the City was requesting no fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended no fine be imposed.

Larry Schleega said this was part of an affordable housing project.

Judge Purdy imposed no fine.

Case: CE20060615

1424 W BROWARD BLVD
ZAPATA, JOSE

Personal service was made on 5/5/21. Service was also via posting at City Hall on 5/13/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING INTO THE PLANTS.

47-20.2.A. **COMPLIED**

THE OFF STREET PARKING AND LOADING ZONES ARE NOT BEING PROVIDED AND/OR MAINTAINED.

47-19.9.A.4.

THE DISPLAY AREA SHALL NOT BE USED FOR PARKING OF VEHICLES USED BY CUSTOMERS, VISITORS AND EMPLOYEES. THE DISPLAY AREA CANNOT BLOCK-OFF THE INGRESS/EGRESS TO SITE AND THE AREA ALONG THE RIGHT-OF-WAY.

15-28 **COMPLIED**

THIS PROPERTY IS ENGAGING IN A BUSINESS WITHOUT FIRST OBTAINING A BUSINESS TAX RECEIPT.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Burt Ford, Zoning Chief, reported the plans had been submitted on 5/22/20 and they had been awaiting corrections since then.

Judge Purdy found in favor of the City that the complied violations had existed as cited and ordered compliance with the two remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE20110210

712 SW 4 PL

FASOLAKIS, SOPHIA; GOUNARIS, GEORGE

Service was via posting at the property on 5/14/21 and at City Hall on 5/13/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE DESCRIBED AS FOLLOWS WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT:

A. A DICOT OR CONIFER TREE HAVING A DIAMETER OF (3) THREE INCHES OR MORE OR A MONOCOT HAVING (8)EIGHT FEET OR MORE OF WOOD, ON OTHER THAN A DEVELOPED ONE FAMILY RESIDENTIAL LOT:

B, ON A DEVELOPED ONE FAMILY RESIDENTIAL LOT, IF: I, THE TREE IS TO BE REMOVED IN ANTICIPATION OF RE-DEVELOPMENT AND IT IS A DICOT OR CONIFER HAVING A DIAMETER OF (8) INCHES OR MORE MEASURED FOUR AND ONE HALF (4 ½)FEET ABOVE GRADE: OR III, A PALM IN GENUS OF COCOS, ROYSTONEA AND PHOENIX (EXCEPT ROBELLINI) WITH (8) EIGHT FEET OR MORE OF WOOD.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-305(a) **COMPLIED**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-313.(a) **COMPLIED**

THIS PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Laura Tooley, Landscape Plans Examiner, said she had viewed aerial photos of the property indicating that a large number of trees had been removed in 2020 and there were no permits on file.

George Gounaris stated many of the violations were in compliance. He said he had applied for a tree permit and a temporary barrier and seawall permit. He stated a contractor had informed him that cleaning the roof would damage it.

Judge Purdy found in favor of the City that the complied violations had existed as cited and ordered compliance with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE19100069

625 CORAL WAY

VALERIO, THOMAS A

This case was first heard on 2/6/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, reported the property was not in compliance and recommended imposition of the fines.

Ryan Abrams, attorney, moved for a continuance to have the project manager present to testify to the progress of work on the site. It was his contention that the property was in compliance. Officer Snyder reiterated the recommendation to impose the fine, stating that the owner had taken no action to comply. Judge Purdy denied the motion. Mr. Abrams said he had put forth evidence showing they had pulled permits, which complied the violation. They had also obtained a Broward County Environmental Resource License.

Judge Purdy imposed the \$28,350 fine, which would continue to accrue until the property was in compliance.

Case: CE21020798

505 BREAKERS AVE

UNION HOLDINGS LLC

Service was via posting at the property on 4/28/21 and at City Hall on 5/13/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.5.E.7. **COMPLIED**

THE FENCE AT THIS PROPERTY IS LEANING, DISCONNECTED, AND GENERALLY NOT MAINTAINED.

Officer Snyder presented the case file into evidence and said the violation was in compliance. He requested a finding of fact that the violation had existed as cited.

Ralph Andujar promised to maintain the property in the future.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: SE20080073

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1122 NW 9 AVE
RESTORING GRACE COMMUNITY CHURCH INC

VIOLATIONS : 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 8/11/20 and the trash remained on 8/13/20. The City had subsequently removed the trash on 8/14/20.

Jerome Symonette said someone had dumped on the church property, and this happened often. They had reported this to the commission's office on several occasions.

Judge Purdy denied the appeal.

Case: SE21020013
3250 JACKSON BLVD
MIRIAM V SMITH TR; SMITH, DEREK TRUSTEE

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 2/1/21 and the trash remained on 2/3/21. The City had subsequently removed the trash on 2/4/21.

The respondent was not available so Judge Purdy heard other cases.

Upon returning to the case, Derek Smith said he had not received notice of the violation until March 8.

Judge Purdy denied the appeal.

Case: FC-20010007
3711 N OCEAN BLVD
MY FL MANAGEMENT LLC

This case was first heard on 1/14/21 to comply by 3/25/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, said work had been done without a permit. The permit had been pulled for the fire sprinklers but a permit was still needed for the enclosure. An application had been submitted on 1/22/21 but it had failed review three times. He stated there were issues with the construction type used. Captain Kisarewich recommended imposition of the fines.

Edan Weiner acknowledged the issues with the permit and said they would demolish the work. He requested the fines be stopped.

Maria Alberti agreed they would remove the wood paneling and then she would apply for the permit with new plans.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

The following two cases for the same owner that were in compliance were heard together:

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Case: CE21030552

730 NE 4 AVE

STANTON-PENDER OF FLAGLER; VILLAGE 1 LLC

Service was via posting at the property on 5/4/21 and at City Hall on 5/13/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-15082437, CE-17111306, CE-18020689, CE-18041410, CE-18110790, CE-19121302) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and said the violation was in compliance. He requested a finding of fact that the violation had existed as cited.

Andrew Schein, attorney, said the notices for both cases had been sent to the wrong suite number of the correct address, but the bill for the clearing had been sent to the correct address. He requested the clearing costs be waived. Officer Caracas stated the clearing costs were another case.

Staff showed Ms. Hasan the certified mail indicating it had been sent to the correct address but Mr. Schein stated he had the notice for both cases that indicated the incorrect suite number. He agreed to send it to Porshia Williams, Code Compliance Manager.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CE21030554

738 NE 4 AVE

STANTON-PENDER OF FLAGLER; VILLAGE 1 LLC

Service was via posting at the property on 5/4/21 and at City Hall on 5/13/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-17111307, CE-19121301) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file and said the violation was in compliance. He requested a finding of fact that the violation had existed as cited.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CE20121060

1841 MIAMI RD

STANTON-PENDER OF MIAMI ROAD I

Service was via posting at the property on 5/10/21 and at City Hall on 5/13/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4(c) **COMPLIED**

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

47-34.4.A.1. **COMPLIED**

THERE IS A COMMERCIAL VEHICLE PARKED/STORED ON THE PROPERTY.

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS STORAGE OF BARRELS, TIRES AND OTHER MISCELLANEOUS ITEMS, WHICH ARE UNPERMITTED AS PER TABLE 47-5.19.

9-304(b)

THE GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-15020509) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

18-12(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19119236) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-304(b) within 63 days and with 18-12(a) within 14 days or a fine of \$50 per day, per violation.

Andrew Schein, attorney, agreed, and stated the notice had been sent to the wrong suite number.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) within 63 days and with 18-12(a) within 14 days or a fine of \$50 per day, per violation.

Ms. Williams stated if Mr. Schein's documents indicated the wrong mailing address, the cases would come for another hearing to correct the rulings.

Case: CE20090564

200 N ANDREWS AVE

CURTIS T BELL TR; BELL, CURTIS T TRUSTEE

Service was via posting at the property on 5/4/21 and at City Hall on 5/13/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.15.D.1.e

THE BLACK OLIVE TREE(S) AT THIS PROPERTY HAS BEEN HAT RACKED/TREE ABUSED.

Officer Caracas presented the case file into evidence and recommended ordering compliance by obtaining a permit within 10 days or a fine of \$100 per day.

Judy Dolan requested 30 days. She said she would make an appointment to meet with the DRC to be informed what trees they were looking for. Ms. Dolan stated the permit was in the works. Officer Caracas said there was a permit last year that had been voided, so it needed to be reactivated. He suggested 35 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

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Later in the meeting, Judge Purdy vacated his previous ruling and granted a 35-day extension with no potential fines.

Case: CE20110526

734 NW 4 AVE 1-5

COMMUNITY 8 PROPERTIES LLC

This case was first cited on 1/14/21 to comply by 2/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$475 and the City was requesting a \$250 fine be imposed.

Gustavo Caracas, Code Compliance Officer, reported the property was in compliance and recommended reducing the fine to \$250.

Andras Valics explained that there had been a delay because there was confusion regarding the permit for the door.

Judge Purdy imposed a fine of \$250 for the time the property was out of compliance.

Case: SE21020180

609 SE 16 CT

SCOTTYANDLEE LLC

VIOLATIONS: Sec. 24-7(b)

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 2/18/21 and the trash remained on 2/22/21. The City had subsequently removed the trash on 2/23/21.

Sam Koster Pointed out that the photo of the posting was unreadable; he could not determine what it said, and it was not sufficient. He requested the case be dismissed. Officer Acquavella confirmed this was the City's notice. Mr. Koster said the trash was not on the swale; it was on a section of caved-in roadway. He added that someone else had dumped the palm fronds; they did not come from this property.

Judge Purdy denied the appeal.

Case: CE19081100

Ordered to Reappear

666 W BROWARD BLVD

BURGER KING CORP #43 %RYAN

This case was first heard on 1/16/20 to comply by 3/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$113,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said this was scheduled for a progress report.

Russ Lobello stated they now had all permits from the City, County and State. He said they were working diligently with all concerned parties and requested 90 days to complete the work. Officer Caracas did not object to the extension request.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE21030226

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3912 SW 14 ST 1-2
WATSON, ALDEAN

Service was via posting at the property on 5/5/21 and at City Hall on 5/13/21.

Tiffany Holder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THE ACCESS AISLE ON THE DRIVEWAY IS NOT WELL GRADED AND MAINTAINED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Holder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Aldean Watson said he was ready to apply for the driveway permit. He requested 60 days to address the grass issue.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) within 35 days and with 9-305(b) within 63 days or a fine of \$25 per day, per violation.

Case: CE20050605

820 ARIZONA AVE
MILLER, ELORENE

This case was first heard on 2/25/21 to comply by 3/7/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,675 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Tiffany Holder, Code Compliance Officer, recommended imposition of the fines.

Elorene Miller said the tenant had refused to clean out the carport so she had done it. She stated she had completed the landscaping the previous day and requested time for the work to be inspected.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE21020569

526 NW 15 WAY
526 NW 15 WAY LAND TR; HOME 4 U LLC TRUSTEE

Service was via posting at the property on 5/13/21 and at City Hall on 5/13/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Andrei Sagdeev, property manager, stated they had resodded the entire swale and were in compliance.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE20090706

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1111 NW 12 ST

DESIR, ORLANDO JUNIOR EST

This case was first heard on 1/14/21 to comply by 2/17/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, reported the property was complied as of 5/22/21. He recommended imposition of the fine.

Orlando Desir stated he was unaware of the fine. Officer Exantus said the owner had only recently contacted him regarding the case. Mr. Desir asked that the fine be waived. Officer Exantus calculated that administrative costs totaled \$990.

Judge Purdy imposed administrative costs of \$990.

Case: CE21040212

1151 N FORT LAUDERDALE BEACH BLVD

PARK TOWER ASSOCIATION INC

This case was first cited on 4/8/21 to comply by 4/8/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, reported the violation remained and recommended imposition of the fines.

Alex Dumas explained that these were independently owned units but the association was being fined. He said they were working with the Sea Turtle Conservancy to obtain turtle-friendly lighting over the entire complex.

Judge Purdy imposed the \$4,900 fine, which would continue to accrue until the property was in compliance.

Case: CE21030054

500 E LAS OLAS BLVD

LOYCA PROPERTY OWNER LLC

This case was first cited on 3/1/21 to comply by 3/8/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fines.

Matthew Carcano said they had complied immediately. He requested the fines be waived because they had acted immediately. He added that they had applied for the permit. Ms. Hasan noted this was a citation, so the Special Magistrate must impose the fine.

Officer Koloian said she had asked the manager to notify her when the violation was in compliance but she had never received a call. She had reinspected as a courtesy on 3/15 and the violation was complied.

Judge Purdy imposed the \$1,050 fine.

Case: CE21040213

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3350 NE 14 CT
CAMACHO FAMILY LLLP

This case was first cited on 4/8/21 to comply by 4/8/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting the full fine be imposed. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fines.

Mirtha Camacho said she had never seen the notice and she assumed it may have blown off the house. She asked that the fines be waived.

Judge Purdy imposed the \$3,400 fine.

Case: CE19070102

300 SW 31 AVE
DIXON, CARLTON A

This case was first heard on 1/14/21 to comply by 2/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, said the violations remain and recommended imposition of the fines.

Carlton Dixon requested additional time. He stated over the past year, due to the pandemic, he had been working 12-16 hour shifts in health care. Officer Koloian said over time, the situation at the property had gotten worse, with more articles in the yard and more windows broken.

Judge Purdy imposed the \$15,750 fine, which would continue to accrue until the property was in compliance.

Case: CE20030722

Request for Continuance

3015 SEVILLE ST
BREAKERS SEVILLE APARTMENTS INC

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.5.D.5.

THE EAST SIDE BORDER WALL ON THE PROPERTY IS NOT IN GOOD REPAIR. THE WALL IS NOT SECURE, LEANING, STAINED AND DIRTY.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Jack Seiler, attorney, said he represented the adjacent property, and the wall on the cited property was holding up his client's property. He reported his client had submitted a permit application to remove the trees against the wall. He requested a continuance to allow time to remove the trees so the wall could be replaced. Officer Holloway confirmed that there was no permit for the wall yet.

Ms. Hasan suggested Judge Purdy find for the City and allow 63 days for compliance with a mandatory reappearance for a progress report, possibly including the property owner. Mr. Seiler state the property manager had suffered a heart attack in February and he did not know his current condition.

Judge Purdy granted a 63-day continuance and ordered the respondent to attend the 7/29/21 hearing..

Case: CE20060004

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3621 N OCEAN BLVD
MY FL 3621 LLC

Personal service was made on 5/6/21. Service was also via posting at City Hall on 5/13/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.9 **COMPLIED**

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE ARE MACHINERY AND APPLIANCES THAT ARE STORED OUTDOORS.

47-19.4.D.8. **COMPLIED**

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE FENCE ENCLOSURE IS IN POOR CONDITION.

9-304(b)

THE PARKING AREAS ARE IN POOR CONDITION. THERE ARE AREAS OF POTHOLES, UNMAINTAINED PARKING SURFACES AND MISSING OR DAMAGED WHEEL STOPS.

9-280(h)(1) **COMPLIED**

THE FENCE/BARRIER WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WALL ALONG THE EASTERN SIDEWALK IS IN DISREPAIR AND IS IN NEED OF MAINTENANCE.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-305(b) **COMPLIED**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Jordan stated all violations except 9-304(b) were now in compliance. He presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day for the remaining violation.

Edan Weiner acknowledged that the parking area violation remained. Officer Jordan stated there were plumbing issues in the parking lot that must be addressed.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE21020248

6500 N FEDERAL HWY
RUBENSTEIN FLORIDA PROP LLC;
%SMOKEY BONES

Service was via posting at the property on 5/6/21 and at City Hall on 5/13/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.4.D.8. **COMPLIED**

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS AT THE REAR (SOUTH EAST SIDE) OF PROPERTY.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE HOLES IN THE PAVEMENT AND IN NEED OF PAINT, STRIPING AND/OR SEALING.

18-1. COMPLIED

THERE IS GRAFFITI ON THE DUMPSTER ENCLOSURE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, for the remaining violation.

Brad McGowan said they had a contract for the work and agreed to comply within 63 days.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE20110723

1001 SW 4 AVE 1-2

B & V USA GROUP LLC

This case was first heard on 2/25/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Milton Reyes said he had bought the property in January 2021 but needed to wait for the tenants to vacate before doing the work. He requested additional time to complete the work. He said he had already fixed the garage door and some windows.

Michael Jordan, Code Compliance Officer, recommended a brief extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE20110001

1717 NW 6 PL

MM DEVELOPMENT LLC

Service was via posting at the property on 5/13/21 and at City Hall on 5/13/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-1.14(B)(4) **COMPLIED**

UNLAWFUL PARKING OF VEHICLES ON VACANT LOT PER LAND USE.

47-21.9.M.

THERE ARE SECTIONS OF THIS VACANT LOT THAT DO NOT HAVE LAWN COVER AS REQUIRED.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Maryam Middlebrook requested 30 days to put down sod.

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Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE-19120247

1228 NE 5 AVE 1-4

MILLS, ROBERT L

This case was first heard on 3/5/20 to comply by 4/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$28,850 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended reducing the amount owed to \$1,169 to cover administrative costs.

Robert Mills agreed to the reduction.

Judge Purdy imposed administrative costs of \$1,169.

Case: CE20020147

1529 NW 2 AVE

FYR SFR BORROWER LLC

%HAVENBROOK HOMES

This case was first heard on 2/25/21 to comply by 3/18/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Senior Code Compliance Officer, reported two violations remained.

Leonardo Farcas said they had submitted the permit application and were in the process of deciding on a less expensive material for the parking area. The landscaping would be done after the driveway. Officer Holloway suggested 63 days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE20090715

1430 NW 8 AVE

SIDI, BENYAMIN; SIDI, SHULAMIT

This case was first heard on 1/14/21 to comply by 2/17/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, confirmed that all violations were in compliance. She recommended reducing the amount owed to \$442 to cover administrative costs.

Benyamin Sidi agreed to the reduction.

Judge Purdy imposed administrative costs of \$442.

The following three cases for the same owner were heard together:

Case: ENF-CODE-19100159

509 NW 23 AVE 1-4

FEDERAL APTS LTD PARTNERSHIP;

% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$22,500 and the City was requesting no fine be imposed.

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Linda Holloway, Senior Code Compliance Officer,

Williams Strop, attorney, agreed to the reduction.

Judge Purdy imposed no fine.

Case: ENF-CODE-19100180

515 NW 23 AVE 1-4

FEDERAL APARTMENTS LTD PRTNR

% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,000 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: ENF-CODE-19100230

508 NW 23 AVE 1-4

FEDERAL APARTMENTS LTD PRTNR;

% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,700 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Judge Purdy took a brief break.

Case: CE19051840

Request for Extension

939 NW 8 AVE

HIGHLANDER PROPERTIES & ACQUISITION

This case was first heard on 3/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$8,000.

Linda Holloway, Senior Code Compliance Officer, reported the property was now in compliance. She recommended reducing the amount owed to \$856 to cover administrative costs.

Vince Crognale waived his right to notice of a Massey Hearing. He stated there was confusion regarding who his Code Compliance Officer was for a time and it had taken time for an inspector to reinspect the property.

Judge Purdy imposed administrative costs of \$856.

Case: CE17040090

Motion to Recoup Costs

1328 NW 2 AVE

THOMAS, THOMAS F

Herbert Dell said this was a four-year old case and the Circuit Court had reversed the City's orders. He had spoken with the City Attorney regarding taxable costs for which he had provided receipts: the Circuit Court filing fee - \$401, plus a \$5 "convenience" fee; court reporter - \$489, (because the appellant was required to provide a transcript to the City); Record of Appeal - \$28; certified mailings - \$18. Total taxable amount was \$941. Mr. Dell asked the City to pay those costs.

Ms. Hasan stated the Rules of Appellate Procedure indicated the following taxable costs: fees for filing/service of process; charges for preparation of the record and transcripts; bond premiums and other costs permitted by law. She stated they should only consider the first two components. Ms. Jordan reported she had found a charge of \$10.15 on 12/4/18

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regarding this case for copying records for the appeal. The City would only agree to \$232.50 for the court reporter appearance fee because the City had not ordered a transcript. Mr. Dell stated he had not ordered a transcript for the City; he had ordered it for use in the appeal. He said the total cost for the court reporter's appearance and the cost of a transcript for Mr. Dell and one he paid for initially that was provided to the City was \$489. Judge Purdy stated usually, the appellant provided the appellee a copy of the transcript but Ms. Hasan said this was not her experience.

Judge Purdy agreed to grant: \$406 for the filing fee, \$489 for the transcript, \$10.15 for the Record on Appeal and denied the remaining items.

Judge Purdy ordered the City to pay the respondent \$905.15.

Case: CE19082299

1218 SW 29 TER

MCGUIRE, SHARON H

This case was first heard on 2/6/20 to comply by 4/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,200 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, confirmed that all violations were in compliance and recommended reducing the amount owed to \$1,022 to cover administrative costs.

Sharon McGuire agreed to the reduction.

Judge Purdy imposed administrative costs of \$1,022.

Case: CE21010742

323 SW 6 ST

AIDA INVESTMENTS INC

Service was via posting at the property on 5/14/21 and at City Hall on 5/13/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE ARE HOLES IN PAVED AREA AND THE PARKING AREA NEEDS MAINTENANCE.
THE FRONT AND REAR OF THE PROPERTY PAVEMENT IS IN POOR CONDITION.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Mukhtar Raza agreed to comply.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE21030114

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3629 SW 12 CT
LOFTUS, THOMAS

Service was via posting at the property on 5/5/21 and at City Hall on 5/13/21.

Tiffany Holder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS RS-8
RESIDENTIAL ZONE LOCATION.

Officer Holder presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE21020297

3633 SW 12 CT
BLACK D PROPERTIES LLC

Service was via posting at the property on 5/5/21 and at City Hall on 5/13/21.

Tiffany Holder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS
INCLUDING THE FRONT DOOR AND SECTIONS OF THE FRONT WINDOW IS IN
DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING
AND PEELING PAINT.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE.

Officer Holder presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE21030224

3824 SW 14 ST 1-2
JANICE H LITTLE LIV REV TR;
LITTLE, JANICE H TRUSTEE

Service was via posting at the property on 5/5/21 and at City Hall on 5/13/21.

Tiffany Holder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND
WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER
INCLUDING THE SWALE.

9-304(b)

THE ACCESS AISLES ON THE DRIVEWAY IS NOT WELL GRADED AND MAINTAINED.

Officer Holder presented the case file into evidence and recommended ordering compliance within 91 days or a fine of

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\$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE21010675

2871 N FEDERAL HWY

2871 FEDERAL LLC

Service was via posting at the property on 4/28/21 and at City Hall on 5/13/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Sec. 9-306

GRAFFITI HAS BEEN PAINTED ON THE EXTERIOR WEST WALL OF THIS OCCUPIED COMMERCIAL PROPERTY.

9-305(a) **COMPLIED**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE20040123

420 LIDO DR

HOPPE, ELARD &; HOPPE, EDUARD

Service was via posting at the property on 5/4/21 and at City Hall on 5/13/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-308(b) **COMPLIED**

THE ROOF OF THIS PROPERTY IS DIRTY AND/OR STAINED WITH MILDEW.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-278(e) **COMPLIED**

THERE ARE SHUTTERS CLOSED AGAINST THE WINDOWS OF THIS PROPERTY PREVENTING ADEQUATE VENTILATION TO THE OUTDOORS.

Officer Snyder presented the case file into evidence and said the violations were in compliance. He requested a finding of fact that the violations had existed as cited.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CE21030063

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3719 SW 13 CT
BEANHEAD INVESTMENTS LLC

Service was via posting at the property on 5/4/21 and at City Hall on 5/13/21.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-278(e) **COMPLIED**

THERE ARE WINDOWS OBSTRUCTED FROM DIRECT VENTILATION TO THE OUTDOORS.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-280(h)(1) **COMPLIED**

THE CHAIN LINK FENCE AT THIS PROPERTY IS LEANING WITH DETACHED POST AND IS NOT BEING MAINTAINED AS REQUIRED.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21020650

1624 NW 16 ST
1624 NW 16 TR;
VELASCO, SERGIO DELGADILLO TRUSTEE

Service was via posting at the property on 5/13/21 and at City Hall on 5/13/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE UNLAWFULLY PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING ON THE SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21030376

921 NW 5 ST
WILLIAMS, JETHRO JR

Service was via posting at the property on 5/13/21 and at City Hall on 5/13/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.4.B.1.

THERE IS UNAUTHORIZED OVERNIGHT PARKING OF A SMALL TRAILER FOUND PARKED ON THE FRONT DRIVEWAY AT THIS RS-8 RESIDENTIAL ZONED PROPERTY.

47-34.1.A.1. **COMPLIED**

THERE IS OUTDOOR STORAGE ITEMS SCATTERED ABOUT THE FRONT AND EASTERN SIDES OF THIS RS-8 ZONED PROPERTY. THIS IS AN ILLEGAL LAND USE PER SECTION 47-5.19.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE SMALL SECTIONS OF ROTTEN AREAS ABOUT THE FASCIA CONSIDERED IN DISREPAIR. ALSO AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day.

Case: CE21020651

1820 LAUDERDALE MANOR DR
PONASA LLC

Service was via posting at the property on 5/14/21 and at City Hall on 5/13/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4(c) **COMPLIED**

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-1. **COMPLIED**

9-280(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of

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\$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21020782

540 NW 20 AVE

ROYAL ASSEMBLY CHURCH OF THE LIVING GOD INC

Service was via posting at the property on 5/13/21 and at City Hall on 5/13/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(g) **COMPLIED**

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-280(b) **COMPLIED**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED SUCH AS THE STAIRS WITH BROKEN SECTION OF TILES. THE WINDOWS ARE IN DISREPAIR.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE EXTERIOR HANDICAP RAMP HAS SECTIONS THAT ARE BROKEN AND/OR DETERIORATED. FASCIA AREAS HAS SECTIONS OF EXPOSED ROTTEN WOOD AND PLYWOOD SUPPORTING THE AIR CONDITIONING UNITS ABOUT THE SOUTHERN EXTERIOR WALLS. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: FC21040031

5359 NW 35 AVE

EXECUTIVE PLAZA PROPERTIES

Service was via posting at the property on 5/5/21 and at City Hall on 5/13/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: F-103.2.5,BCBRA 3/19

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE21010665

1426 NW 15 TER

FOYLE, CHRISPIN

Service was via posting at the property on 5/12/21 and at City Hall on 5/13/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 25-7

THERE ARE UNPERMITTED ITEMS ON THE SWALE CONSISTING OF ROCKS AND PIECES OF WOOD.

18-4(c)

THERE IS A DERELICT VEHICLE AND/OR MOTORCYCLE ON THE PROPERTY.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS RS-8 ZONED RESIDENTIAL PROPERTY CONSISTING OF FENCING, PALLETS AND OTHER MISCELLANEOUS ITEMS. OUTDOOR STORAGE IS PROHIBITED IN THIS ZONING DISTRICT AS PER SEC 47-5.11 OF THE ULDR.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS/WEEDS GROWING THROUGH THE GRAVEL.

24-27.(b)

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE21030867

609 NW 14 WAY
JAMES, LARRY G

Service was via posting at the property on 5/12/21 and at City Hall on 5/13/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE21030950

615 NW 15 AVE
GOLD HAND CONSTRUCTION INC

Service was via posting at the property on 5/12/21 and at City Hall on 5/13/21.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR

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ITS SWALE.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE21030246

200 SW 30 AVE

CERBERUS SFR HOLDINGS II LP

This case was first cited on 3/21/21 to comply by 3/21/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,600 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$4,600 fine.

Case: CE20040420

3167 NW 68 ST

LEVITT, HELEN M EST

This case was first heard on 1/14/21 to comply by 1/24/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$61,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$61,500 fine, which would continue to accrue until the property was in compliance.

Case: CE20050618

2124 NE 63 ST

ACCETTA, MAXIMILLIAN B

ACCETTA, JACQUELINE S

This case was first heard on 2/25/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$39,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$39,200 fine, which would continue to accrue until the property was in compliance.

Later in the meeting, Jacqueline Accetta was present and was informed that the fines had been imposed but the case would be scheduled again for the 6/24 Special Magistrate hearing.

Case: CE20091264

1315 SW 5 CT

OFFICE OF THE PRESIDING OVERSEER;

THE SEAFARER'S CHURCH

This case was first heard on 2/25/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,800 fine, which would continue to accrue until the property was in compliance.

Case: CE21030682

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99 SW 14 ST
FT 99 LLC; SS 99 LLC

This case was first cited on 3/20/21 to comply by 3/20/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$250 fine.

Case: CE20101164

2640 MIDDLE RIVER DR
WODARCZYK, IRENE

This case was first cited on 12/10/20 to comply by 12/15/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting no fine be imposed. No appeal had been received.

This was a request to vacate the order dated 4/29/21.

Judge Purdy vacated the order dated 4/29/21.

Judge Purdy imposed no fine.

Case: CE21040486

1427 N FORT LAUDERDALE BEACH BLVD
DAVIS, L NICK H/E; MARENTES-ORTIZ, SERGIO

This case was first cited on 4/15/21 to comply by 4/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$600 fine.

Case: CE21040490

1531 N FORT LAUDERDALE BEACH BLVD
CROSS, K C; 2012 CROSS TR

This case was first cited on 4/15/21 to comply by 4/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$600 fine.

Case: CE20071064

220 SW 20 AVE 1-2
220 FTL-LTPJ LLC

This case was first heard on 1/14/21 to comply by 1/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,900 fine, which would continue to accrue until the property was in compliance.

Case: CE20090545

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1320 NE 5 AVE
V MICHALOPOULOS & E CORREA REV T;
MICHALOPOULOS, V TRUSTEE ET AL

This case was first cited on 9/16/20 to comply by 9/21/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,800 fine.

Case: CE20100384

706 SE 12 ST
DOMUS CONTEMPORARY LIVING LLC

This case was first heard on 2/25/21 to comply by 4/8/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,800 fine, which would continue to accrue until the property was in compliance.

Case: CE20020856

930 NW 24 AVE
RAINES, AARON EST

This case was first heard on 2/25/21 to comply by 3/18/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$35,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$35,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20080428

1540 NW 11 WAY
CASADO, RODOLFO GUTIERREZ H/E
GUTIERREZ, JUDITH

This case was first heard on 12/9/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$13,500 fine, which would continue to accrue until the property was in compliance.

Case: CE20090561

2009 NW 12 AVE
EUASKAL ANAIAK LLC

This case was first heard on 1/14/21 to comply by 3/17/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,550 fine, which would continue to accrue until the property was in compliance.

Case: CE20040549

1448 NW 6 ST
MARGLIP INVESTMENTS LLC

This case was first heard on 2/25/21 to comply by 4/22/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which

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would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,500 fine, which would continue to accrue until the property was in compliance.

Case: CE21040214

1415 N FORT LAUDERDALE BEACH BLVD
PANJWANI, IQBAL; PANJWANI, SHAMSHAH

This case was first cited on 4/8/21 to comply by 4/8/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$1,300 fine.

Case: CE21030354

551 N FORT LAUDERDALE BEACH BLVD R304
KONRAD PCC 304 LLC

This case was first cited on 3/10/21 to comply by 3/10/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$7,800 fine, which would continue to accrue until the property was in compliance.

Case: CE-20010349

1324 NE 3 AVE
PROVIDENCE CONNECTION INC

This case was first heard on 1/14/21 to comply by 2/17/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$950 fine.

Case: CE21030355

601 N FORT LAUDERDALE BEACH BLVD CU-4
ATLANTIC HOTEL GROUP ASSETS LLC

This case was first cited on 3/10/21 to comply by 3/10/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$7,800 fine, which would continue to accrue until the property was in compliance.

Case: CE20120575

To Vacate the Order of 4/13/2021

1536 NW 6 ST
SKINNER, KEITH K EST

This was a request to vacate the order dated 4/13/21.

Judge Purdy vacated the order dated 4/13/21 and closed the case with no fines.

Lien Reduction Hearings

The following two cases for the same owners were heard together:

Case: CE08110860

631 CAROLINA AVE

WALKER, MAURICE & WALKER, SONIA MARTIN

Katrina Jordan, Presenter, testified that the lien amount was \$202,500 and City administrative costs totaled \$704.32. The applicant had offered \$100 and the City was requesting \$40,500.

Maurice Walker stated he purchased the property in 2003. In 2006, Hurricane Wilma blew the roof off the illegal addition. In 2008, the City gave permission to make the roof repairs. In 2010, the City inspected, and requested additional trusses be added to the plans and to submit the changes. He stated also in approximately 2010, the property was declared a nuisance and was "auctioned off." Mr. Walker said he had spent \$107,000 to remodel the property. He stated the violations had started after the property was foreclosed.

Ms. Hasan stated the two violations dated to approximately 2005 or 2006 and 2007 or 2008. She said the Broward County Property Appraiser records only went back to 2013 but there was a final judgment of foreclosure in October of 2007. Since 2013, there had been three transfers. Ms. Hasan said Mr. Walker was the owner when the fines accrued for the violations. Subsequent purchasers had been given administrative partial releases of lien but the liens were still attaching to Mr. Walker.

Mr. Walker reiterated that after he paid to remodel the property, it had been auctioned off, so he had walked away. He later stated he had never been notified of anything.

Ms. Hasan stated this case was for work without permits; the second case related to overgrowth, trash and debris on the property. She said the violations were complied years ago but the liens were never addressed.

Judge Purdy reduced the lien amount to \$704.32 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE06090571

631 CAROLINA AVE

WALKER, MAURICE & WALKER, SONIA MARTIN

Katrina Jordan, Presenter, testified that the lien amount was \$17,200 and City administrative costs totaled \$790.98. The applicant had offered \$100 and the City was requesting \$8,600.

Judge Purdy reduced the lien amount to \$790.98 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE11010133

1432 SW 9 ST

CUENCA, EDGARD H

Katrina Jordan, Presenter, testified that the lien amount was \$30,900 and City administrative costs totaled \$566.12. The applicant had offered \$1,000 and the City was requesting \$6,180.

Edgard Cuenca stated he no longer owned the property; he had lost it to foreclosure in 2012. He said in 2010 – 2011, a tenant was not paying rent and he had begun eviction proceedings. He had never received any notice from the City about the violations. He had discovered this lien when trying to sell another property. The current owner had informed him that when he purchased the property from the bank, the bank had paid the sewer fees.

Ms. Hasan stated the violation was for not connecting to the City sewer system. The violation was complied in May 2012.

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Judge Purdy reduced the lien amount to \$3,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14120543

2600 NW 20 CT

PIERCE, RICKY & PIERCE, EDDIE

SPENCER, SHAWANDA

Katrina Jordan , Presenter, testified that the lien amount was \$92,700 and City administrative costs totaled \$698.02. The City was requesting \$698.02.

Ricky Pierce agreed to the reduction.

Judge Purdy reduced the lien amount to \$698.02 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19060961

511 SE 5 AVE # 2023

RICH, ALEX I

Katrina Jordan , Presenter, testified that the lien amount was \$4,200 and City administrative costs totaled \$1,066. The applicant had offered \$175 and the City was requesting \$1,680.

Alex Rich said he had the water heater replaced and the contractor had not closed out the permit. The contractor had subsequently promised to close out the permit after the property was cited.

Judge Purdy reduced the lien amount to \$1,066 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20100676

2645 NE 32 ST 1 2

BRONIA LLC

Katrina Jordan , Presenter, testified that the lien amount was \$21,600 and City administrative costs totaled \$402.96. The applicant had offered \$402.96 and the City was requesting \$4,320.

Judy Nagiar McCarty said she lived out of state and had been away caring for her daughter and when she returned, she discovered the notices. She stated she had no income from the property during the pandemic and requested the fines be reduced to administrative costs.

Eric Benari, property manager, said he had suffered a stroke during the time the fines had accrued. When he read the notice, he had not noticed the requirement to remove ads for the property. He added that there had only been two rentals during this period: the first for a couple of months and the second for three months.

Judge Purdy reduced the lien amount to \$2,160.00 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18021986

2831 NE 29 ST

MATTHEWS, NANCY A

Katrina Jordan , Presenter, testified that the lien amount was \$38,000 and City administrative costs totaled \$1,256.40. The applicant had offered \$1,256.40 and the City was requesting \$15,200.

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Bill Brice said the violation related to a damaged roof and had been complied by demolition of the building in September 2020. He requested a reduction to administrative costs. He added that the current owner was BLS Dev LLC, which had filed for the lien reduction.

Judge Purdy reduced the lien amount to \$3,800 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20070264

2904 N OCEAN BLVD 1 4

LAMBERT, OLIVIER & NADEAU, NATHALIE

Katrina Jordan , Presenter, testified that the lien amount was \$8,880 and City administrative costs totaled \$431.50. The applicant had offered \$500 and the City was requesting \$2,200.

Monique Grenon said the owners were from Canada and they had not received the notices from the property manager. As soon as the owners were aware of the violation, they had removed the ad and paid for the license.

Judge Purdy reduced the lien amount to \$2,200 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same address were heard together:

Case: CE19010801

719 NE 17 AV

PASSERO DEVELOPMENT LLC

Katrina Jordan , Presenter, testified that the lien amount was \$6,600 and City administrative costs totaled \$955.48. The applicant had offered \$2,000 and the City was requesting \$2,000.

Frances Antonelli agreed to the reduction.

Judge Purdy reduced the lien amount to \$2,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19010753

719 NE 17 AV

PASSERO DEVELOPMENT LLC

Katrina Jordan , Presenter, testified that the lien amount was \$3,600 and City administrative costs totaled \$628.34. The applicant had offered \$1,500 and the City was requesting \$1,500.

Frances Antonelli agreed to the reduction.

Judge Purdy reduced the lien amount to \$1,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19030592

3101 NE 47 CT # 304

NE 47 COURT 304 LLC

Katrina Jordan , Presenter, testified that the lien amount was \$19,300 and City administrative costs totaled \$571.66. The applicant had offered \$1,900 and the City was requesting \$3,860.

James Werter, attorney, said the owner had thought the demolition permit had been closed out but it was not. Then the owner and his wife had suffered serious health issues. He requested the fines be reduced to administrative costs.

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Thomas Oliveri said the property had been sold and funds were in escrow for the lien.

Judge Purdy reduced the lien amount to \$3,860 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE11011745

842 SW 13 ST

842 SW 13TH ST LLC

Katrina Jordan , Presenter, testified that the lien amount was \$103,600 and City administrative costs totaled \$2,309.46. The applicant had offered \$2,309.46 and the City was requesting \$15,5400.

Mark Edelsberg stated his father, Leo Edelsberg had purchased the property out of foreclosure. As soon as his father owned the property, they had removed the pool. He said his father owned several properties in the City and this was the only one with a violation.

Judge Purdy reduced the lien amount to \$3,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18010319

1106 NW 2 AVE

REECE, PATRICK

Katrina Jordan , Presenter, testified that the lien amount was \$172,250 and City administrative costs totaled \$1,245.16. The applicant had offered \$8,000 and the City was requesting \$25,837.50.

Patrick Reece said he had been unaware that a certificate was needed. When he found out, in April 2020, he had acted immediately. He said he had lost his job during the pandemic and the home had also not been rented due to COVID restrictions.

Judge Purdy reduced the lien amount to \$8,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17111443

958 NW 24 AVE

SOUTHEAST REAL ESTATE INVESTMENTS LLC

Katrina Jordan , Presenter, testified that the lien amount was \$167,400 and City administrative costs totaled \$1,853.84. The applicant had offered \$1,853.84 and the City was requesting \$25,110.

Heisel Alvarez stated the Code Enforcement Officer had informed her that if she completed a form and paid a fee, the debt would be transferred to the new owner and she would only pay court costs.

Judge Purdy reduced the lien amount to \$1,853.84 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same address were heard together:

Case: CE19012128

1113 NW 11 PL

KAPPA HOMES LLC

Katrina Jordan , Presenter, testified that the lien amount was \$2,950 and City administrative costs totaled \$837.46. The applicant had offered \$100 and the City was requesting \$1,180.

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Nicholas Alonso said his client purchased the home after foreclosure in March 2020. He said the fines had accrued prior to his client's ownership. He said they had acted to comply as soon as was possible.

Judge Purdy reduced the lien amount to \$1,180 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19081835

1113 NW 11 PL

KAPPA HOMES LLC

Katrina Jordan , Presenter, testified that the lien amount was \$17,400 and City administrative costs totaled \$771.20. The applicant had offered \$100 and the City was requesting \$6,960.

Judge Purdy reduced the lien amount to \$3,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The City entered pages 50 and 51 of the agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21030143

CE21030148

CE21030160

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20120550

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

SE21010109

SE21020075

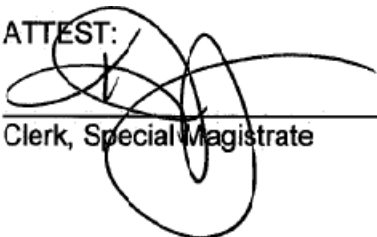
SE21020099

There being no further business, the hearing was adjourned at 3:00 P.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate